

July 6, 2016
Hem #5

RECEIVED

JUN 17 2016

PLANNING & ZONING DIVISION



DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES
ACTIVITY: (check one of the following)

 MAP AMENDMENT

 x REGULATED ACTIVITY

File # IWW #1046 Application Fee \$220 Surcharge Fee 60 Date Received 6.17.16

Street Address of Proposed Application: 1344 New Britain Avenue (including lots 1344, 8 & 10)

Zone: R-6 Acreage/Lot Area 0.96 Ac. Parcel/Lot# 1344 / 8 / 10

Applicant's Interest in Property: Agreement to purchase parcels and developer

Brief Description of Proposed Activity: Subdivision to re-establish original lots from 1920 for construction of one-family homes. Portion of one driveway and minor grading within URA.

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

Eleanore M. Leary Estate, c/o John Leary III

NB Asset Management, LLC

Record Owner's Name

Applicant's Name

8700 Yardley Drive

PO Box 370647

Street

Street

Alexandria VA 22308

West Hartford CT

06137

City State Zip

City State

Zip

Telephone #

860-883-6201
Telephone #

Contact Person:

Brandon Handfield, P.E.

Applicant's Signature

Name

191 Norwich Avenue

Signature of Owner/Authorized Agent

Street

Lebanon CT 06249

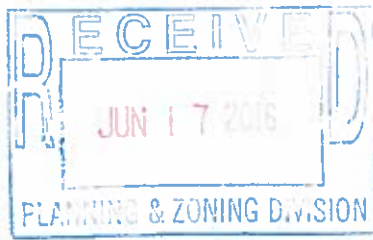
City State Zip

(860) 367-7264

bhandfield@yanticriverconsultants.com

Telephone #

E-Mail



June 17, 2016

Mr. Todd N. Dumais, Town Planner
Town of West Hartford
Department of Community Services
Planning & Zoning Division
50 South Main Street
West Hartford, CT 06107

RE: Berkshire Road Subdivision
1344 New Britain Avenue, West Hartford, CT

Dear Mr. Dumais,

On behalf of NB Asset Management, LLC, enclosed please find the following documents in support of the above reference subdivision.

- One (1) copy of Permit Application for Inland Wetlands & Watercourses Commission
- One (1) copy of the DEEP Statewide Inland Wetlands & Watercourses Activity Reporting Form
- One (1) copy of Permit Application for Subdivision
- Seven (7) full size (24" x 36") copies of the Subdivision Plan set
- 13 reduced size (11" x 17") copies of the Subdivision Plan set

The proposed subdivision will re-establish the number of lots created in October 1920 as part of the West Hartford Manor Development. It is our understanding that due to the historical common ownership and use of the subject lots, the original lots are considered merged. The proposed development will be one-family homes consistent with the R-6 District requirements.

The southerly portion of the subdivision is located within a 150' regulated area based on existing Town wetland mapping. The mapped wetlands are located across New Britain Avenue (Route 71).

Should you have any questions or need additional information, please don't hesitate to contact me at (860) 367-7264 or via email bhandfield@yanticroverconsultants.com.

Sincerely,

Brandon Handfield, PE
Civil Engineer

Enc.

Cc: NB Asset Management, LLC (1 copy)

Shimkus, Murphy and Rosenberger, P.C.

Charles J. Shimkus, Jr.
Thomas M. Murphy
Patrick J. Rosenberger
John J. Bracken III

June 17, 2016

BY FACSIMILE TRANSMISSION - 860-561-7504

Town of West Hartford
Planning Division
50 South Main Street
West Hartford, Connecticut 06107

**RE: 1344 New Britain Avenue, West Hartford, Connecticut
Estate of Eleanore M. Leary / NB Asset Management, LLC**

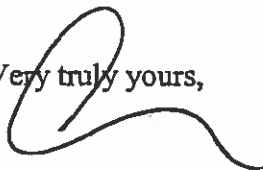
Dear Sir/Madam:

Please be advised that the undersigned represents Estate of Eleanore M. Leary, record owner of the captioned premises.

Kindly accept this letter as my client's consent to the filing of NB Asset Management, LLC's Permit Application for Inland Wetlands & Watercourses approval and Permit Application for Subdivision as more particularly described in the attached permit applications.

If you have any questions, please contact the undersigned.

Very truly yours,



Charles J. Shimkus, Jr.

Enclosures

CJS/to

cc: Suzanne S. Bocchini (by e-mail only)
John Leary III (by e-mail only)
William Case, Esquire (by e-mail only)
Brian Pudlik, ZEO (by e-mail only)
Todd Dumais, Town Planner (by e-mail only)

382 New Britain Avenue
Hartford, CT 06106-3899
PHONE: 860-249-1396 x2
FAX: 860-525-6954
FAX: 860-249-4620
www.shimkusandmurphy.com

Catherine Dorau

From: Catherine Dorau
Sent: Thursday, June 30, 2016 4:13 PM
To: Brandon Handfield (bhandfield@yanticriverconsultants.com)
Cc: Todd Dumais; Brittany Bermingham
Subject: 1344 New Britain Avenue - IWW # 1046
Attachments: 2016-06-27 CEC Meeting Agenda.pdf; June 27 2016 bmc062816 - CEC Meeting Minutes.pdf

Importance: High

Brandon,

I've been emailing you regarding your wetland regulated application associated with the subdivision, but unfortunately, your name or someone with the same name (from Anchor Engineering) has been receiving my correspondences. This explains why I didn't hear back from you... my apologies.

You were on the Conservation and Environment Commission Agenda (attached as well as minutes) on Monday 27, 2016. All wetland applications are referred by the IWWA to CEC for comment.

We still should have responses to my email dated June 24, 2016. Please send this information before the July 6th IWWA meeting.

Thank you,
Catherine Dorau
(contact info. Below)

~~~~~  
Here are the emails I sent:

Dated: June 27, 2016 - 1:58pm

Brandon,

Do you have information regarding wetland impact for tonight's CEC meeting? If so, please submit it as soon as possible.

Thank you,  
Catherine Dorau  
Associate Planner

~~~~~  
From: Catherine Dorau

Sent: Friday, June 24, 2016 9:29 AM

To: Brandon Handfield <bhandfield@anchorengr.com>

Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham
<Brittany.Bermingham@WestHartfordCT.gov>

Subject: 1344 New Britain Avenue

Brandon,

I've attached Section 10 of the wetland regulations. Please note section 10.2.

Your narrative dated June 17, 2016 mentions the 150' regulated area, and while the wetland soils are across the street, a portion of the project is still in the regulated area thus requiring a wetland permit. Therefore, the IWWA will still be looking for information addressing environmental, short and long-term impacts to the regulated area (whether large or small – it's up to the applicant to present that information as part of the application). You can provide that information on an additional correspondence if you like.

We're sending what information we have to the CEC mid-day today. If you can provide that to all copied on this email it would be appreciated. We should have this information no later than Monday, 2:00 pm.

If you have any questions please don't hesitate to contact me.

Best Regards,
C. Dorau

~~~~~

Catherine Dorau  
Associate Planner  
Town of West Hartford  
Department of Community Services: Planning and Zoning Division  
50 South Main Street, Room 214 | West Hartford, CT 06107 | ph 860.561.7554 | f 860.561.7504

New Email: [cdorau@westhartfordct.gov](mailto:cdorau@westhartfordct.gov)

**Town of West Hartford  
Conservation and Environment Commission (CEC)  
Meeting Minutes  
June 27, 2016, 7:00 PM  
Town Hall, Room 314**

**Present:** Commissioners: Brian McCarthy (Chair), Chen Lu, Matt Macunas  
**(Quorum not met)**

1. The May 2016 CEC Meeting Minutes were approved (on Motion by Matt, Second by Lu).
2. Communications and News: No news to report. Commissioners are reminded to provide more advanced notice prior to missing a meeting.
3. New Business:

**1344 New Britain Avenue-** Application (IWW #1046) of NB Asset Management, LLC, Brandon Handfield, P.E., (Eleanore M. Leary Estate, c/o John Leary III, R.O.) seeking approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant seeks to construct two (2) single-family homes as part of a proposed subdivision. The two lots are located across the street (New Britain Avenue) from Wolcott Park which has wetland soils per the Town map. One of the driveways and part of the site development for both homes falls within the 150 ft. upland review area. (Submitted for IWWA receipt on July 6, 2016.)

*-Applicant not present- Application was not discussed*

**114 Waterside Lane-** Application (IWW #1047) of Haz-Pros, Inc., Clayton Kilbourn, President, (Linda Goldfarb, R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Wood Pond). The applicant proposes to install a waterfall and an in-ground salt water pool approximately 22' x 36' with a masonry paver patio and walk. The proposed activity is within the 150 ft. upland review area. (Submitted for IWWA receipt on July 6, 2016.)

The applicant proposes to build a pool with a surrounding patio in the backyard of 114 Waterside Lane. The pool will measure 560 square feet, contain 20,000 gallons of water, with a maximum depth of 8 feet. There will be an adjoining waterfall next to the pool. The pool is anticipated to be a salt water pool, which will initially require 600-700 pounds of salt. The pool is chlorinated by an electrical method that derives chlorine from salt by running a current through the salt and water mixture.

The back of the property slopes down from the house to Wood Pond. The pool and adjoining patio are proposed to be constructed near the bottom of the slope and roughly

30' from Wood Pond. The applicant claims that the proposed pool site is the most reasonable and prudent location because it is relatively flat. As a result, he believes it would create the least disturbance to the property. The applicant proposes to build a 3-4 feet wide vegetated bed (details were not given in the application of this feature) roughly 70 feet long, between the patio and Wood Pond, to intercept runoff from the pool and patio into Wood Pond (no specifics as-to how this would occur were given). The applicant communicated to the commission that all soil from the excavation for the pool will be disposed off-site. The applicant communicated that if any leaks stem from the liner of the pool, the water will be pumped out by truck rather than being drained onto the lawn or into the pond, although this is not documented on the plans.

Based on the foregoing, the Commission has concerns that the pool installation specification (submitted as part of the application) requires the bottom of the pool elevation to be above the water table (we would require the estimated seasonal high water table elevation). The applicant does not, however, know the depth of the water table at the proposed pool site. Given the close proximity between the proposed pool site and Wood Pond, the commission suggests the applicant to provide the depth to water table elevation at the proposed pool/patio location. This groundwater elevation determination should require a screened PVC well pipe, roughly 1" diameter, to be set at a depth of 10' below surface grade and allowed to sit overnight and subsequently measured the following morning.

According to the manufacture's specification for the Pool, having the substructure of the pool above the water table will protect the integrity of the pool structure and thus we believe reduce the chances of pool material failures that would cause chlorinated pool water to drain into the adjacent Wood Pond. Accordingly, the Commission recommends that the applicant conduct a test boring in the pool location and provide the information to the CEC and or West Hartford Inland Wetlands Commission.

4. Motion for Meeting Adjournment approved (on Motion by Macunas, Second by Lu,) at 8:21pm.

# 1344 New Britain Avenue - Existing Wetland Map



## Property Information

**Property ID** 3771 2 1344 0001  
**Location** 1344 NEW BRITAIN AVENUE  
**Owner** LEARY ELEANORE M



## MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of West Hartford, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 5/22/2015  
 Properties updated Daily